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Real Estate Economists, Appraisers and Counselors

COST DATA ON FLATS AND COMMERCIAL BUILDINGS

ONCE each year we publish cubic cost data on a number of miscellaneous residential and commercial buildings. While these types of structures are no longer being erected, they represent a problem that appraisers in large cities often encounter. We find in our own appraisal work that it is helpful to have a reference between today's costs and those of earlier years, particularly where the original cost of construction is known.

Old-style two-family building - built 1895-1900 - two-story and basement with stone front, containing two dwelling units eight rooms each; foundation 18" rubble stone; side and rear walls 13" common brick; interior partitions wood lath and plaster; pine trim; hardwood floors; tar and gravel roof; steam heating; average plumbing and linoleum in bathrooms and kitchens.

Four-family building - built 1900-20 - two-story and full basement brick, containing four units four rooms each; foundation 18" rubble stone; exterior walls 13" variegated matt brick, backed with 5 x 8 x 12 tile; 13" brick fire wall through building; interior partitions lath and plaster; pine trim; hardwood floors; mansard roof with Spanish tile, tar and gravel on back; tile in baths; four gravity warm air furnaces; average-quality plumbing fixtures.

Combination residential and commercial building - two-story and full basement brick building with store on first and six-room dwelling unit on second; foundation 18" rubble stone; outside walls 13" common brick; interior partitions lath and plaster; birch and gum trim; hardwood floors; tar and gravel roof; steam heating system; average-quality plumbing fixtures.

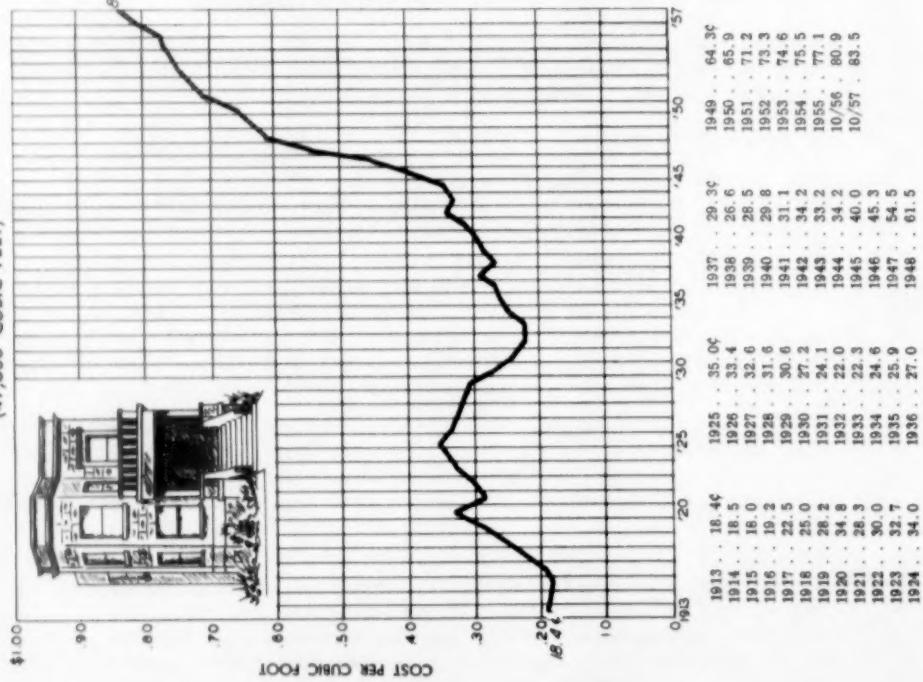
Two-story store and flat building - two-story and full basement brick building with stores on first floor and apartments on second floor; foundation poured concrete; exterior walls 13" brick with face brick on front and one side; brick fire walls separate apartments on second floor; store fronts plate glass in copper moulding; interior partitions lath and plaster; yellow pine trim; hardwood floors; tar and gravel roof; average-quality heating, plumbing and electrical systems.

Mill-type loft building - five-story and full basement brick building; foundations poured concrete; exterior walls load-bearing brick with stone trim and face brick on front and one side; wood window frames and sash; interior partitions plaster over tile; hardwood floors, timber girders; brick fire walls with double fire doors; tar and gravel built-up roof; average-quality plumbing, heating and electrical systems; sprinkler system throughout building.

Old-style office building - eight-story and full basement brick building; foundation rubble stone; structural frame, steel beams and girders; exterior walls, curtain walls; face brick on front wall; plaster walls and ceilings; tile interior partitions; maple floors over arched tile; mosaic tile floor lobby with marble wainscoting; one-pipe steam heating; marble floors and wainscoting in toilet rooms.

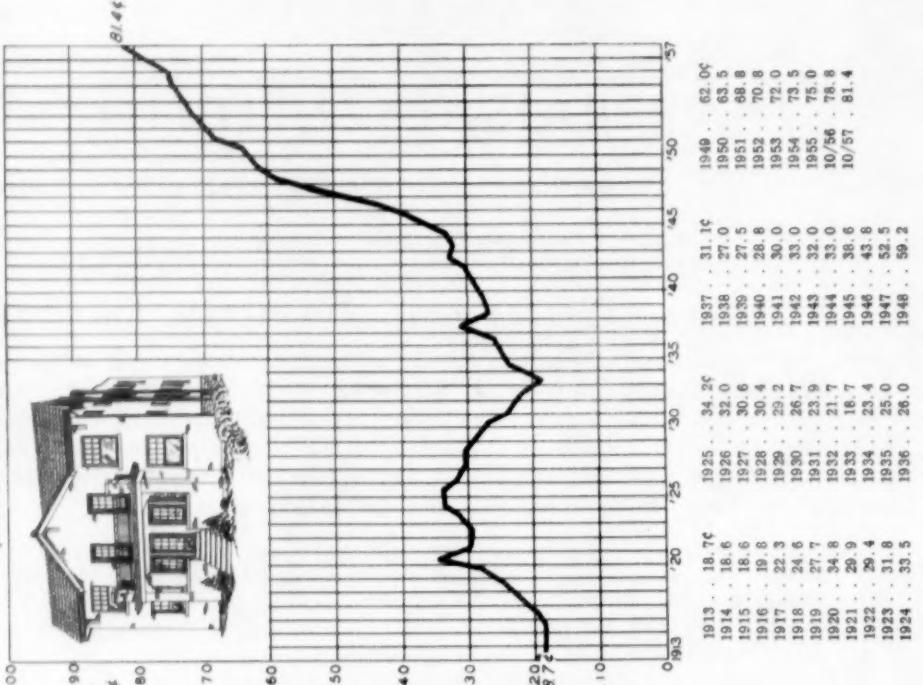
**CUBIC FOOT COST OF AN OLD STYLE TWO-FAMILY BUILDING
(49,600 CUBIC FEET)**

(49,600 CUBIC FEET)



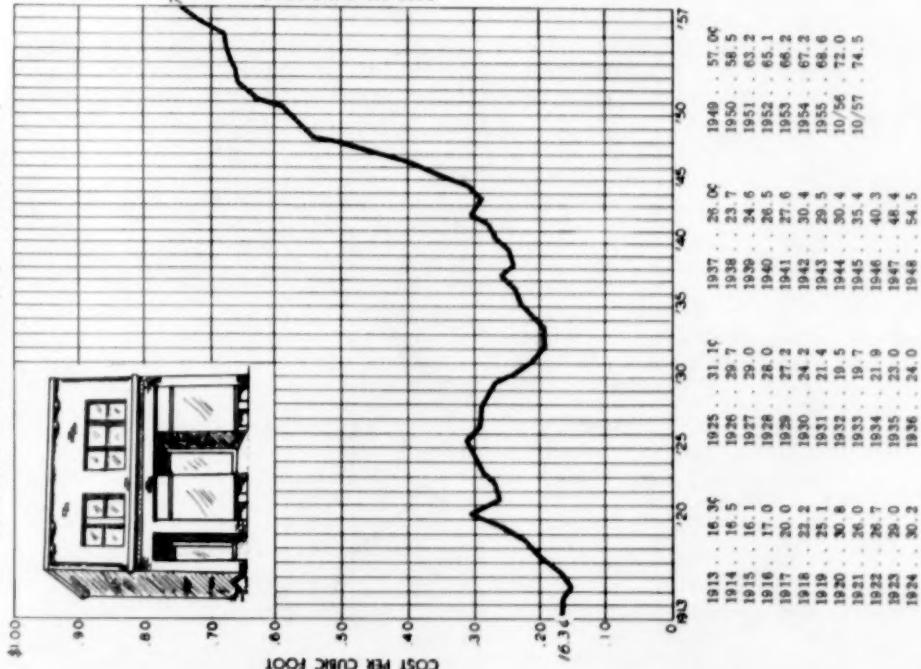
CUBIC FOOT COST OF A FOUR-FAMILY BUILDING
(SPECULATIVE) (51,272 CUBIC FEET)

(SPECULATIVE) (51.272 CUBIC FEET)



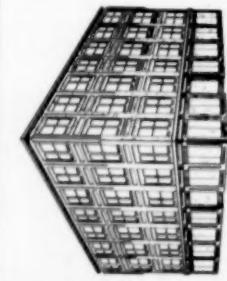
CUBIC FOOT COST OF A COMBINATION RESIDENTIAL &
COMMERCIAL BUILDING (57,750 CUBIC FEET)

CUBIC FOOT COST OF A 2 STORY STORE & FLAT BLDG.
82,500 CUBIC FEET



CUBIC FOOT COST OF A MILL TYPE LOFT BLDG.

1,400,000 CUBIC FEET



CUBIC FOOT COST OF AN OLD STYLE OFFICE BLDG.

697,000 CUBIC FEET

